

South Carolina Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

February 28, 2014
Permit Amendment Public Notice
Forestar Group, OCRM-13-209-B

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

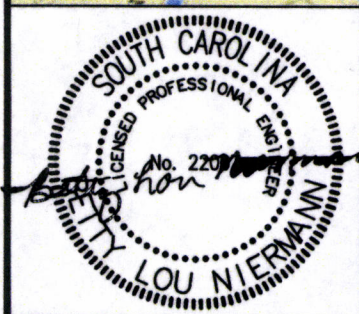
LOCATION: On and adjacent to Copahee Sound at Stratton Place Road, Mount Pleasant, Charleston County, South Carolina.

WORK: The permittee has requested an amendment to the previously issued permit. Specifically, the permittee seeks to include 0.1718 acres of saltmarsh wetland impacts that are situated within the footprint of planned road improvements, but were not previously calculated as impacts. With this revision, total impacts to saltwater wetlands will be 0.322 acres. Additional saltwater wetland mitigation/creation of 0.336 acres is proposed to offset this additional impact, for total saltwater mitigation/creation of 0.649 acres. Revised project plans and a revised saltwater mitigation plan reflecting these revisions are included with this amendment request. The work as described is for road improvements to the existing Stratton Place Drive. **PLEASE NOTE:** The Corps of Engineers is reviewing this project under their Nationwide Permit #14.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

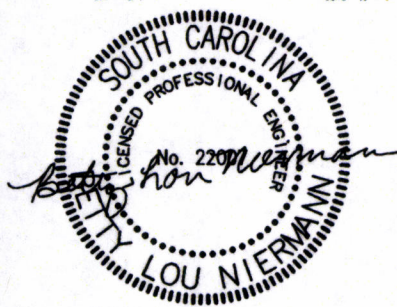
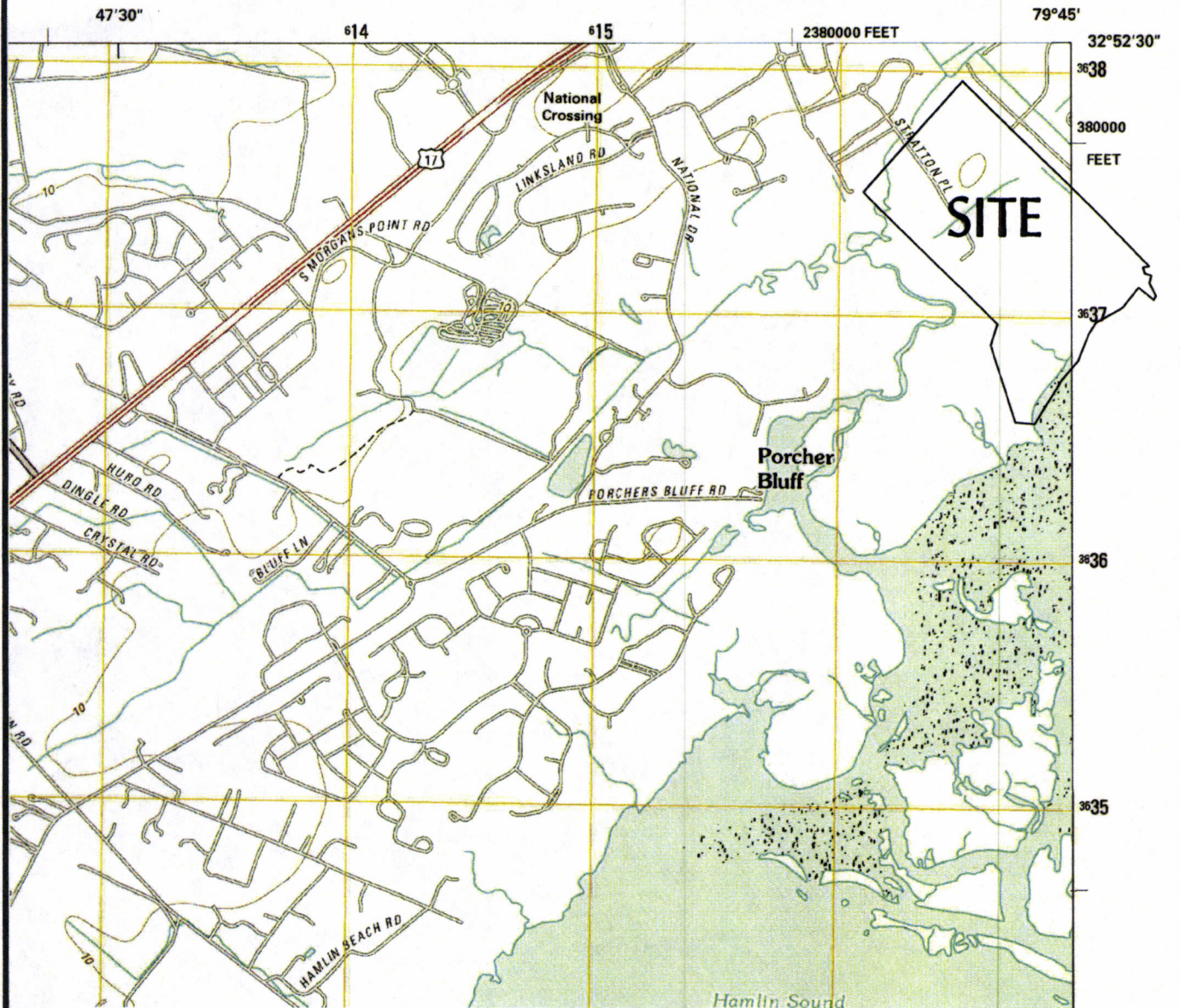
Comments regarding this application must be received by the Department on or before **March 15, 2014**. For more information, please contact:
Steve Brooks at 843-953-0235 or via email at brookss@dhec.sc.gov.

NOTE: Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at www.scdhec.gov/environment/ocrm/public_notice.htm.



LOCATION MAP	SCALE N.T.S.	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14 SHEET: 1 OF 13		APPLICANT: Forestar Group
		USACE PERMIT:

FORT MOULTRIE QUADRANGLE
SOUTH CAROLINA
7.5-MINUTE SERIES



FORT MOULTRIE QUADRANGLE
SOUTH CAROLINA

SCALE: 1" = 1000'

LATITUDE: N 32° 52' 06"
LONGITUDE: W 79° 45' 10"



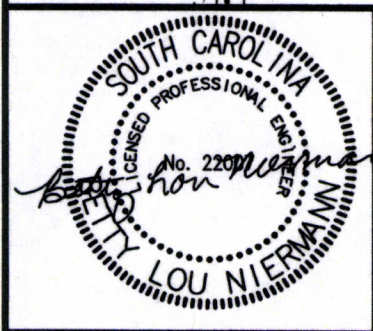
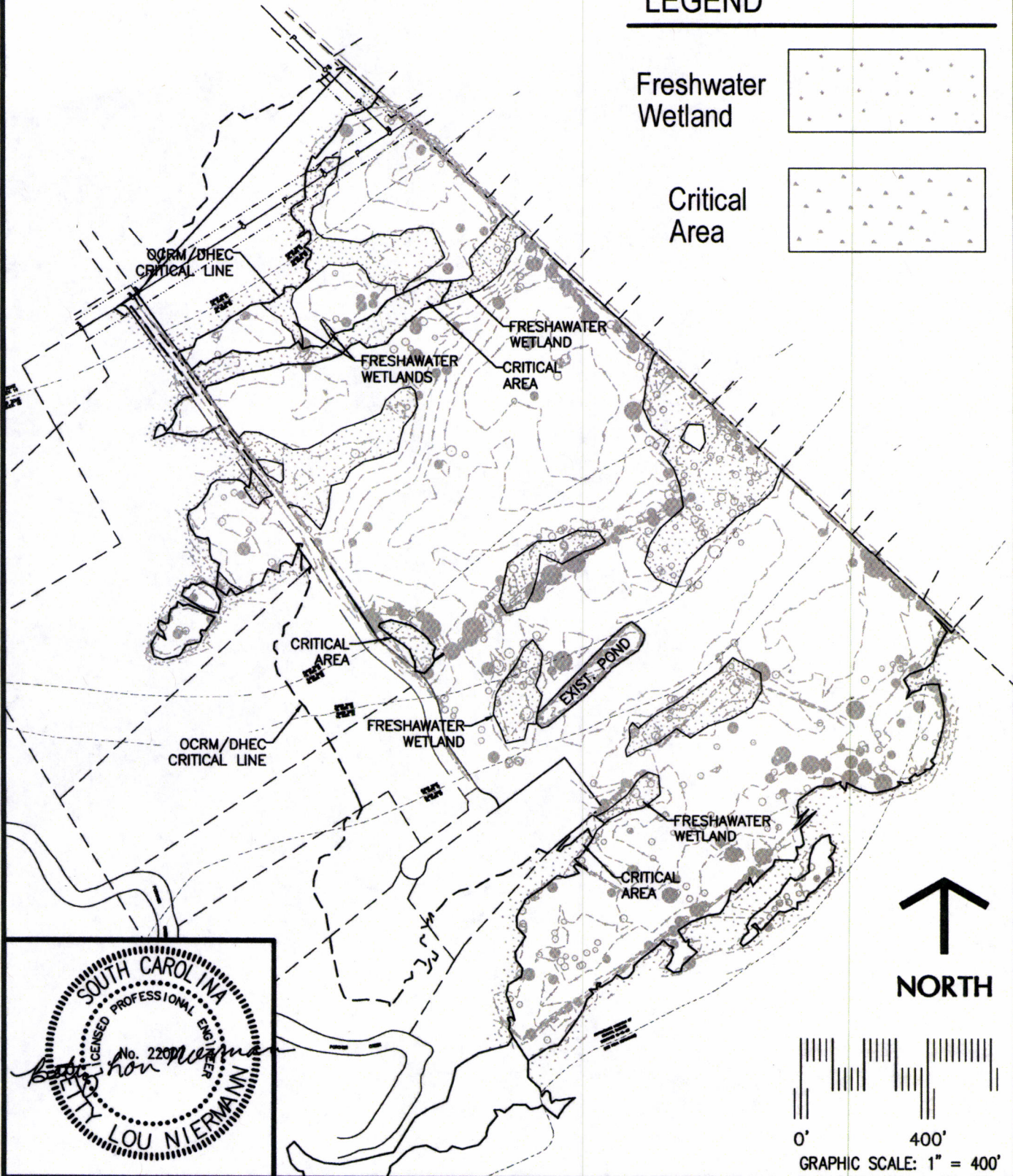
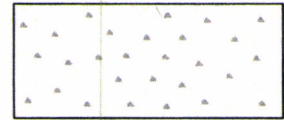
USGS MAP	SCALE: 1" = 1000'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14	SHEET: 2 OF 13	APPLICANT: Forestar Group
		USACE PERMIT:

LEGEND

Freshwater
Wetland

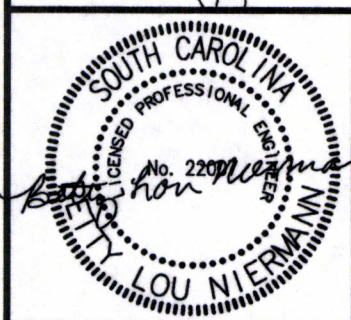
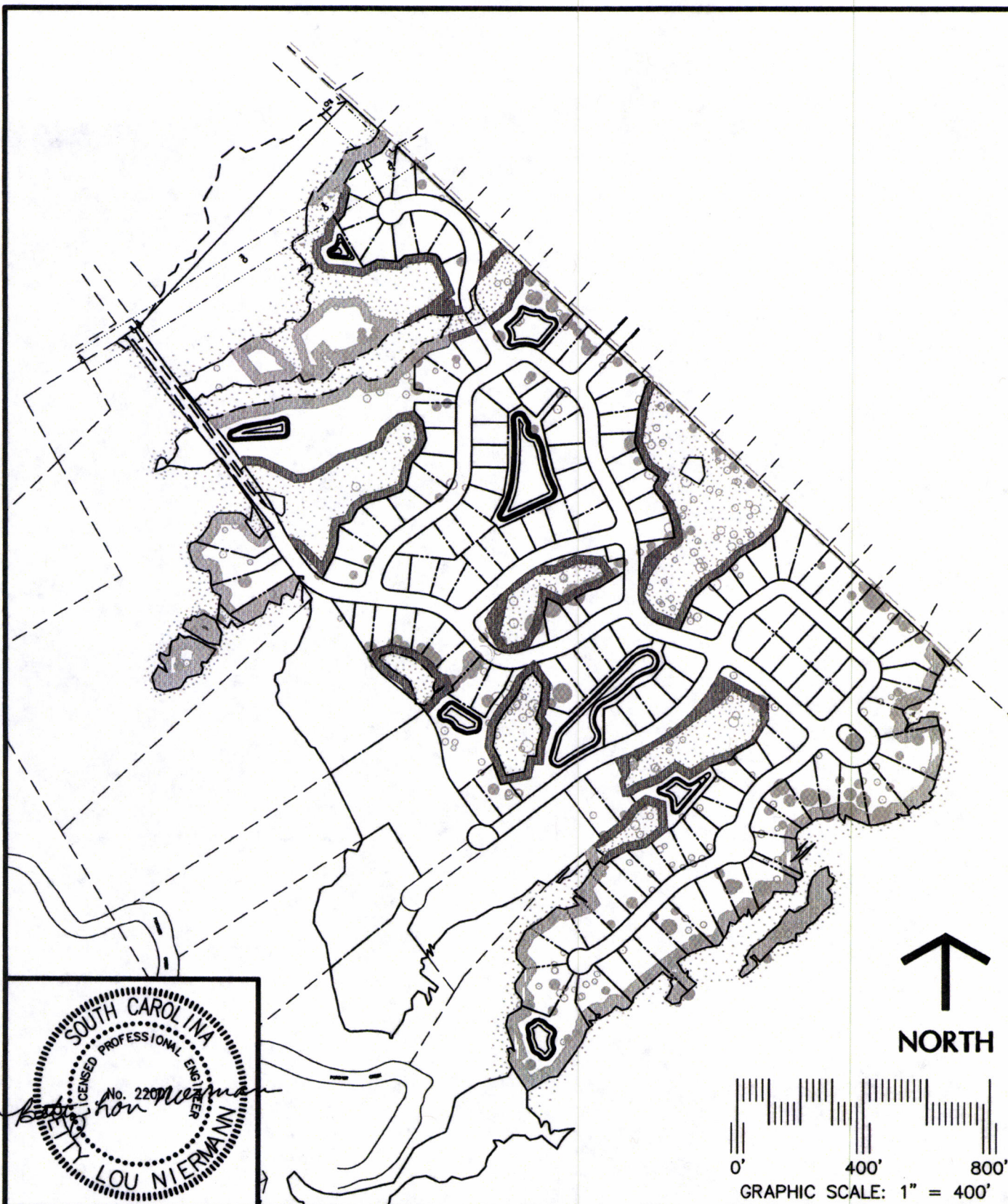


Critical
Area

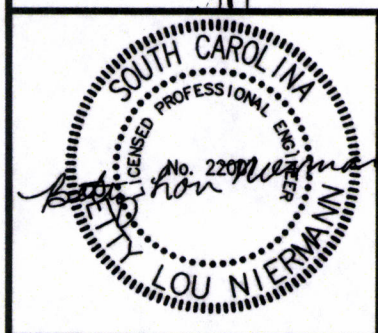
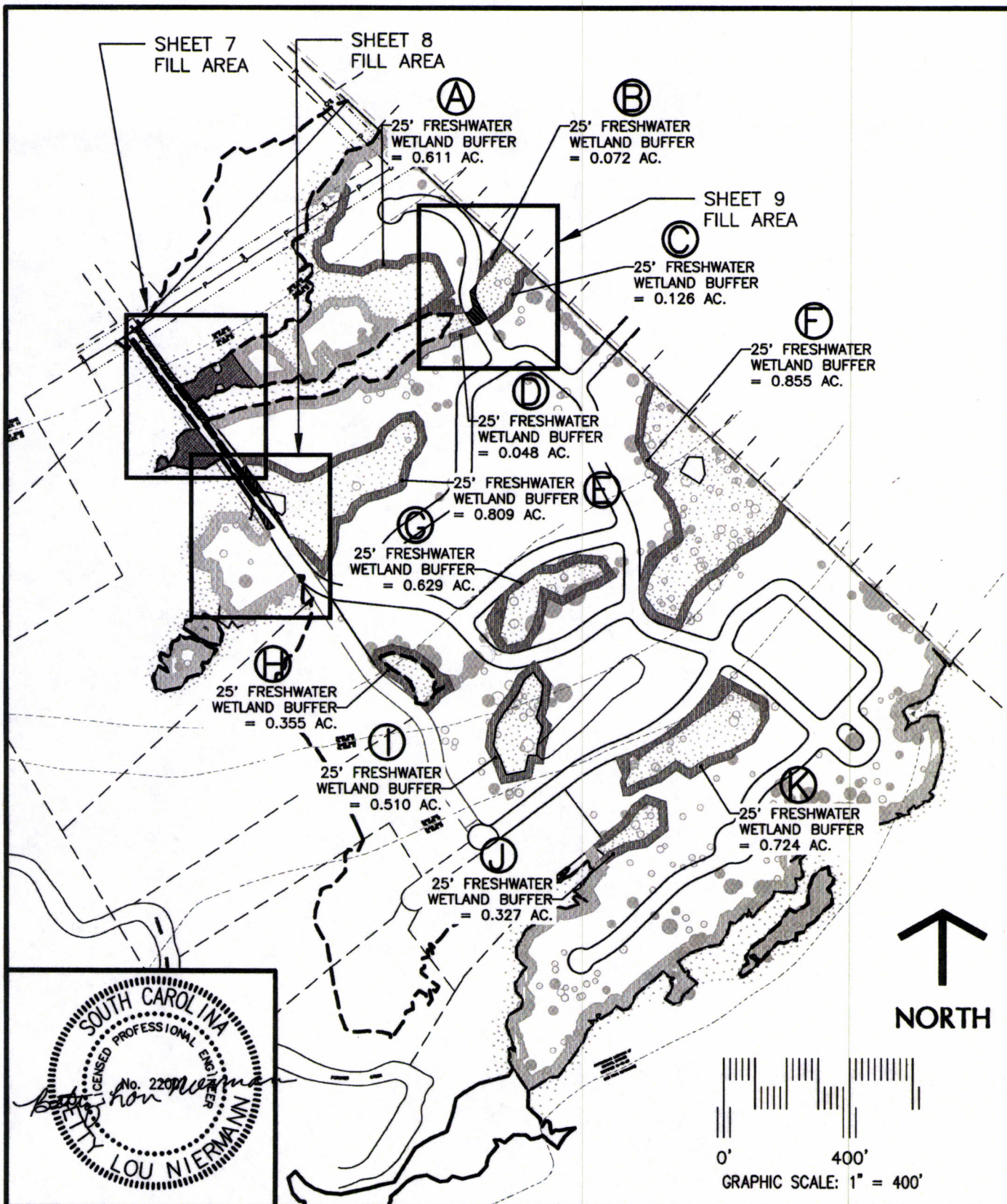


SWA

EXISTING CONDITIONS	SCALE 1" = 400'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14	SHEET: 3 OF 13	APPLICANT: Forestar Group
		USACE PERMIT:



DEVELOPMENT PLAN	SCALE 1" = 400'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14	SHEET: 4 OF 13	APPLICANT: Forestar Group
		USACE PERMIT:



	KEY MAP	SCALE: 1" = 400'	PROPOSED ACTIVITY: Road Construction
	PROJECT NAME: Stratton Place		COUNTY: Charleston
	DATE: 06/26/13 REV 02/07/14	SHEET: 5 OF 13	APPLICANT: Forestar Group
			USACE PERMIT:

SUMMARY OF FILL AREAS FOR CRITICAL AND FRESHWATER WETLANDS

CRITICAL MARSH AREAS:

AREA #1	0.074 AC.
AREA #2	0.221 AC.
AREA #3	0.023 AC.
AREA #6	0.004 AC.

TOTAL: 0.322 AC.

FRESHWATER WETLAND AREAS:

AREA #4	0.065 AC.
AREA #5	0.032 AC.
AREA #7	0.079 AC.

TOTAL: 0.176 AC.

TOTAL FILL AREAS:

CRITICAL AREA: 0.322 AC.

FRESHWATER WETLAND: 0.176 AC.

TOTAL: 0.498 AC.

VOLUME SUMMARY OF FILL AREAS

AREA #1	478 CY
AREA #2	1251 CY
AREA #3	146 CY
AREA #4	422 CY
AREA #5	204 CY
AREA #6	23 CY
AREA #7	395 CY

TOTAL: 2919 CY

SUMMARY OF FRESHWATER WETLANDS BUFFER

BUFFER A	0.611 AC.
BUFFER B	0.072 AC.
BUFFER C	0.126 AC.
BUFFER D	0.048 AC.
BUFFER E	0.809 AC.
BUFFER F	0.855 AC.
BUFFER G	0.629 AC.
BUFFER H	0.355 AC.
BUFFER I	0.510 AC.
BUFFER J	0.327 AC.
BUFFER K	0.724 AC.

TOTAL ACREAGE 5.066 AC.

SALTWATER MITIGATION AREA: 0.649 AC.

TOTAL TRACT ACREAGE: 81.850 AC.

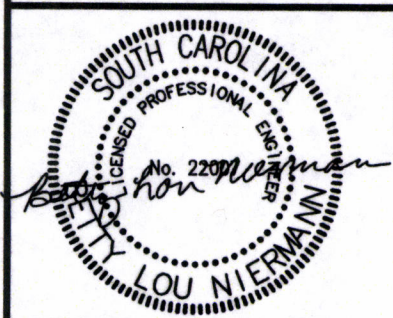
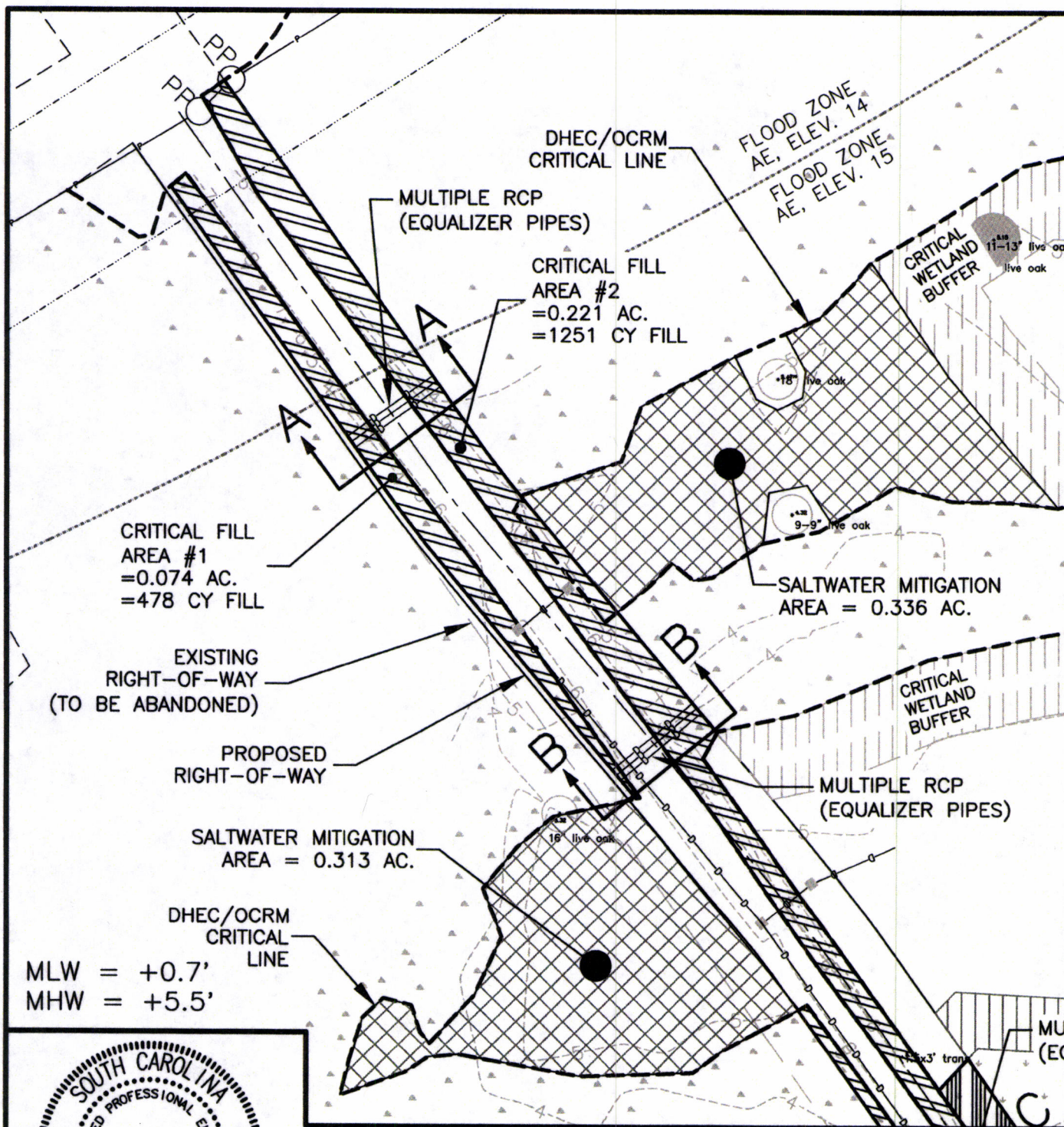
CRITICAL MARSH ACREAGE: 6.475 AC.

FRESHWATER WETLAND ACREAGE: 10.550 AC.

FRESHWATER WETLAND ACREAGE PRESERVED: 10.374 AC.



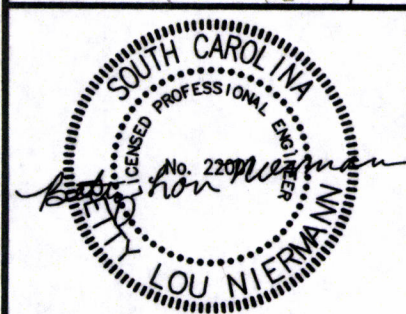
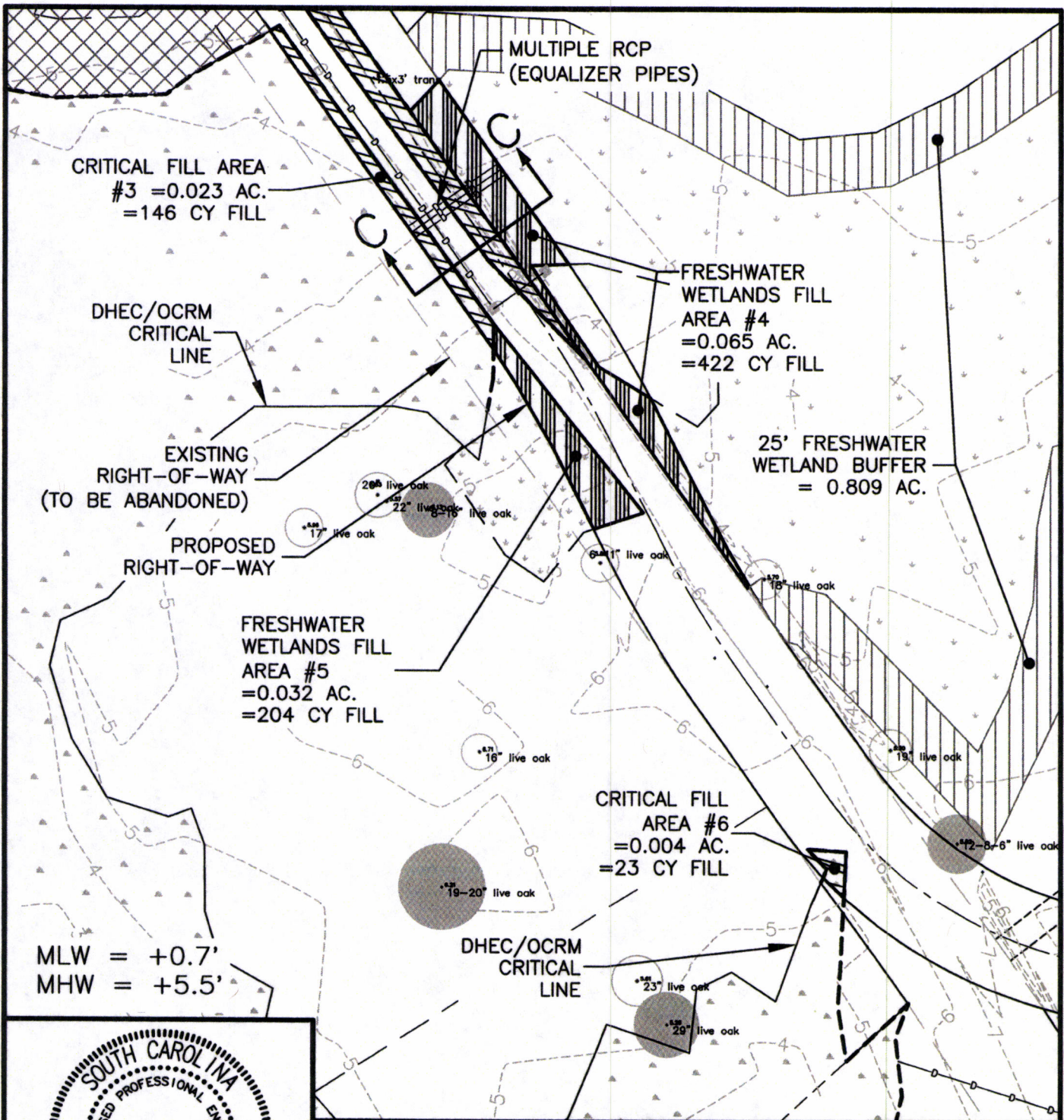
FILL AREAS SUMMARY	SCALE	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14 SHEET: 6 OF 13		APPLICANT: Forestar Group
		USACE PERMIT:



FILL AREAS #1 AND #2



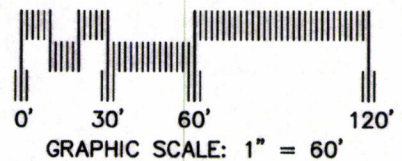
	FILL AREAS	SCALE 1" = 60'	PROPOSED ACTIVITY: Road Construction
	PROJECT NAME: Stratton Place		COUNTY: Charleston
	DATE: 06/26/13 REV 02/07/14	SHEET: 7 OF 13	APPLICANT: Forestar Group
			USACE PERMIT:



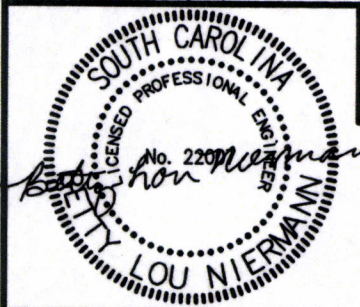
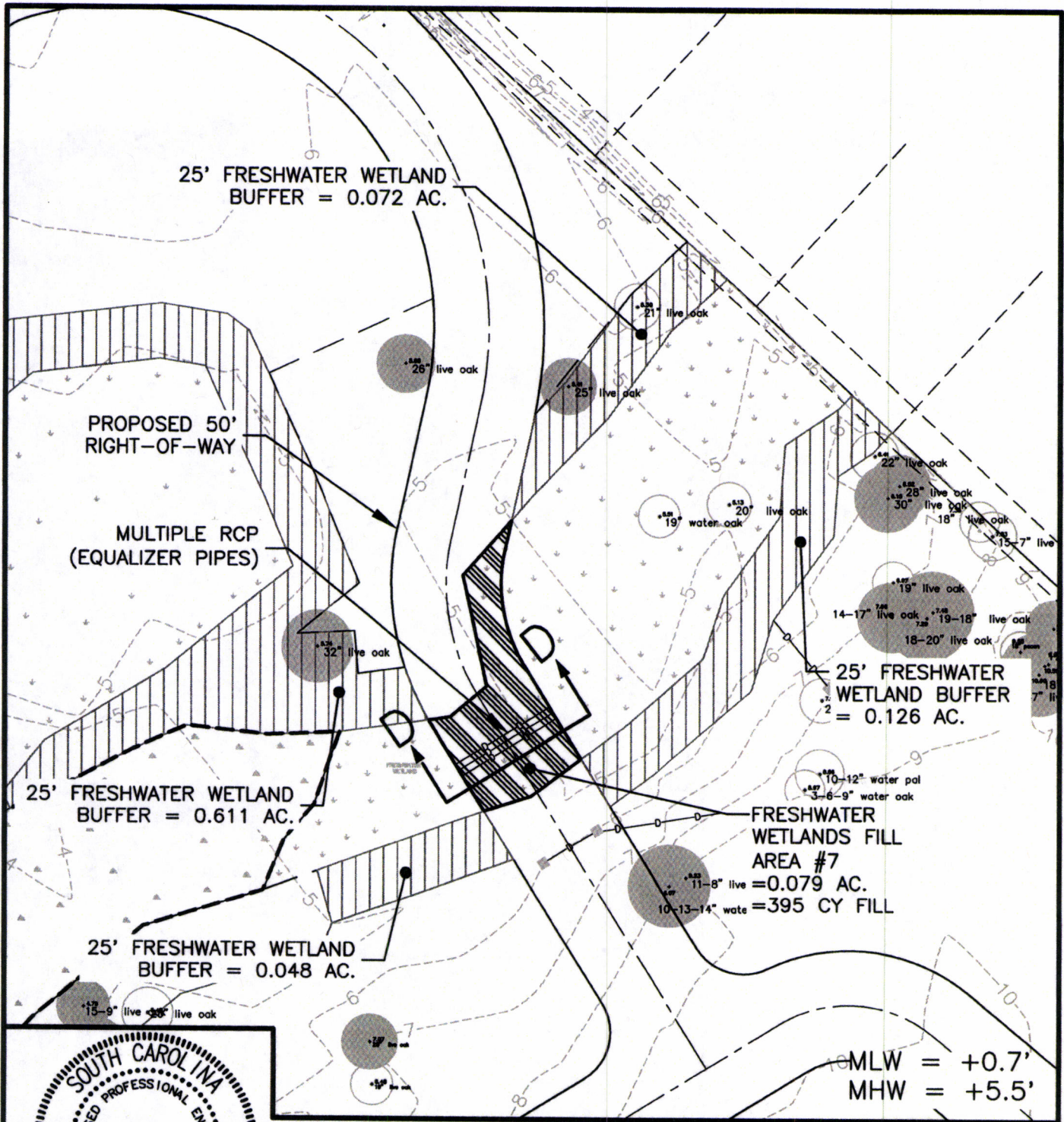
**FILL AREAS #3, #4,
#5 AND #6**



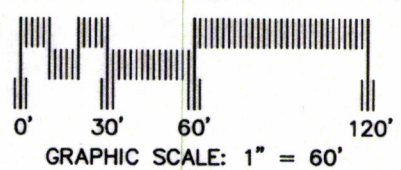
NORTH



FILL AREAS	SCALE 1" = 60'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14	SHEET: 8 OF 13	APPLICANT: Forestar Group
		USACE PERMIT:



FILL AREA #7



FILL AREA	SCALE 1" = 60'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14	SHEET: 9 OF 13	APPLICANT: Forestar Group
		USACE PERMIT:



EXISTING CRITICAL BOUNDARY

PROPOSED RIGHT-OF-WAY

EXISTING CRITICAL BOUNDARY

50'

EXISTING GRADE

PROPOSED FINISHED GRADE

3'

7.5'

2'

25'

4'

1'

7.5'

2.0% SLOPE

1.5% SLOPE

2.0% SLOPE

EL. 7.75

EL. 6.00

MHW = 5.5

EL. 4.00

RCP

478 CY FILL

SEWER FORCE MAIN

MULTIPLE RCP (EQUALIZER PIPES)

1251 CY FILL

PHONE, CABLE, ELECTRICITY

PROPOSED WATERLINE

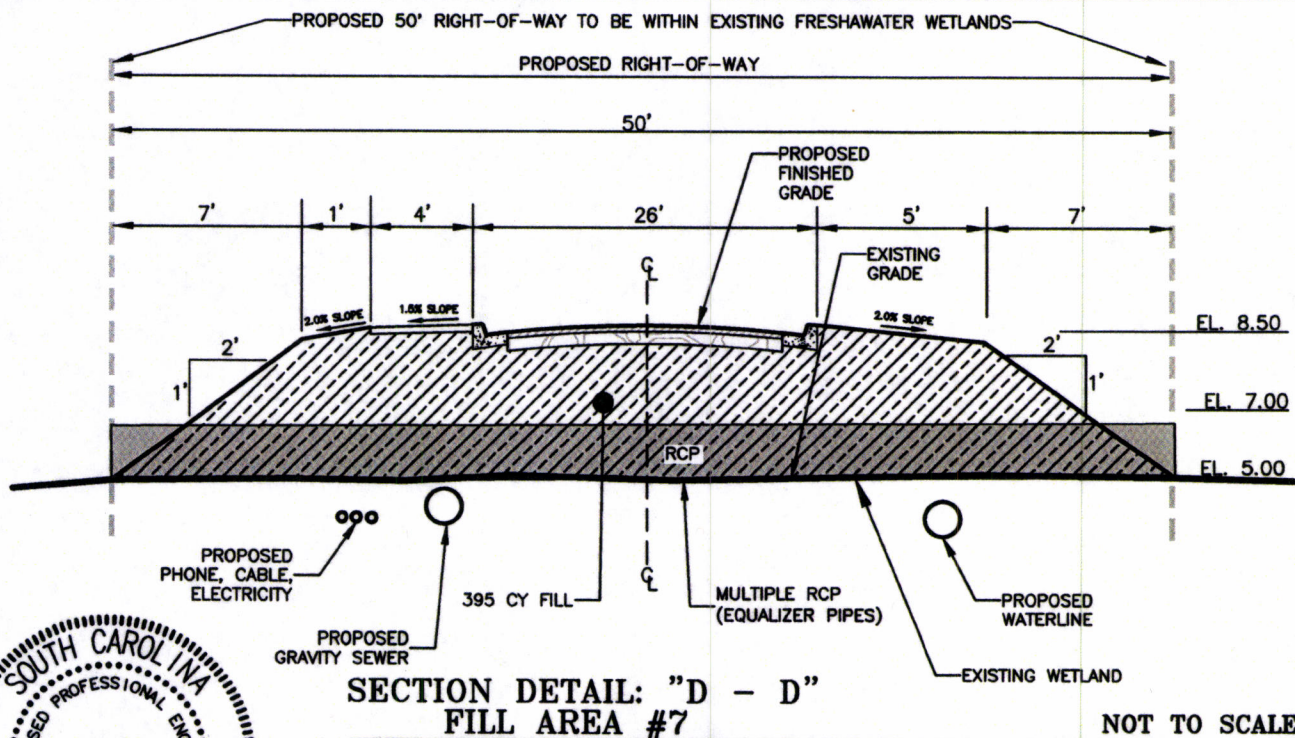
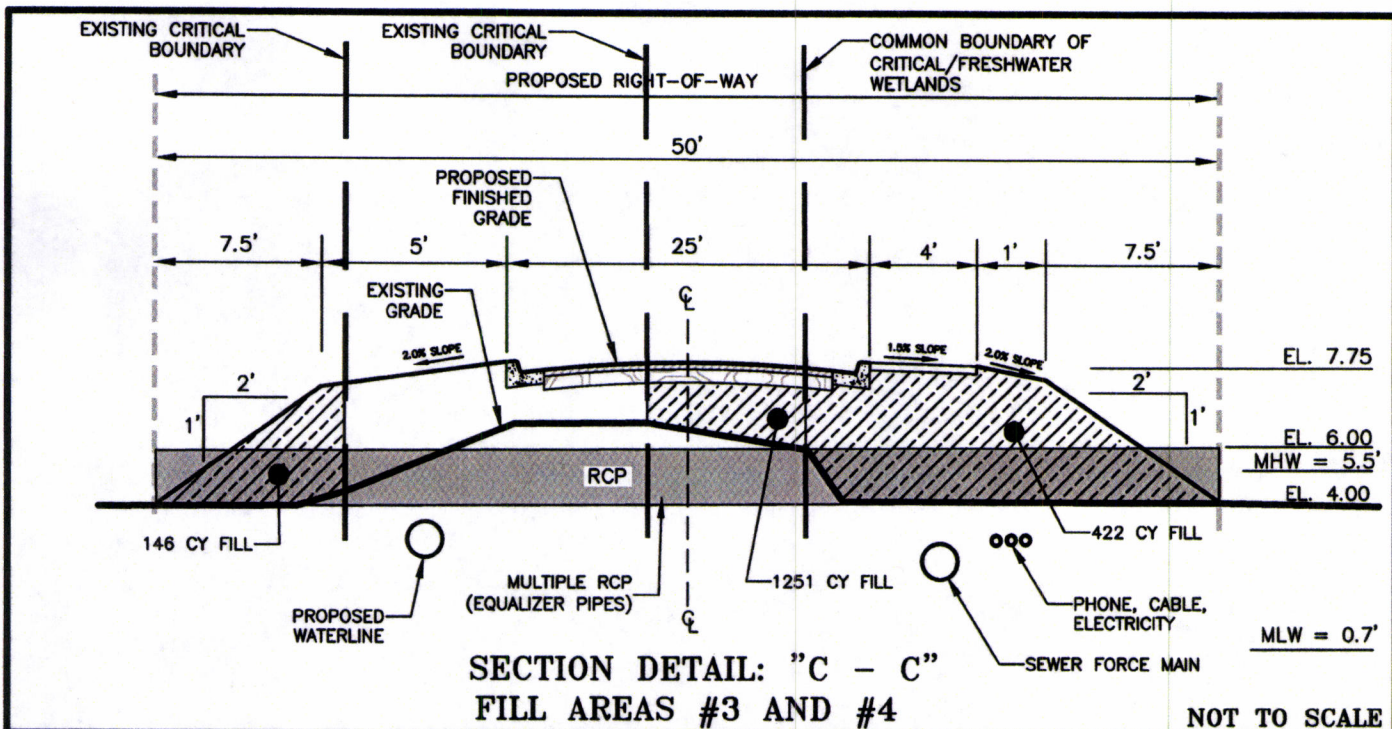
MLW = 0.7'

SECTION DETAIL: "B - B"
FILL AREAS #1 & #2

FILL AREAS SECTION VIEWS



WETLAND SECTION VIEWS		SCALE: N.T.S.	PROPOSED ACTIVITY: Road Construction
PROJECT NAME: Stratton Place			COUNTY: Charleston
			APPLICANT: Forestar Group
DATE: 06/26/13	REV 02/07/14	SHEET: 10 OF 13	USACE PERMIT:



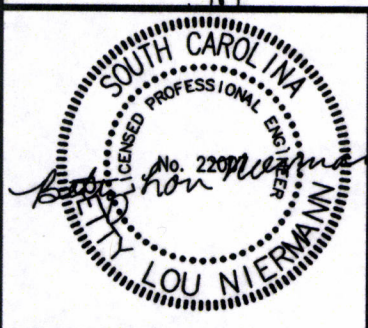
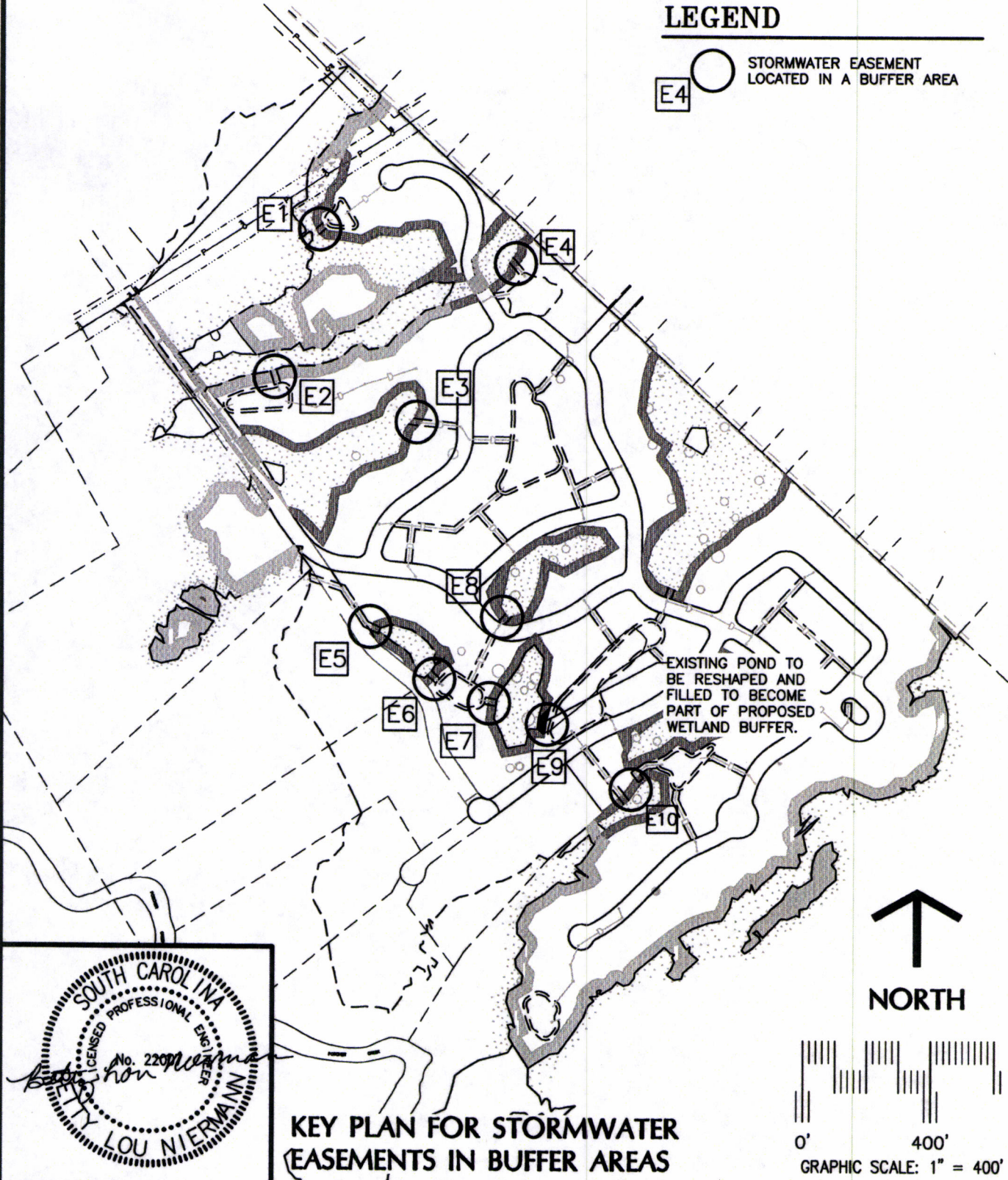
FILL AREAS SECTION VIEW



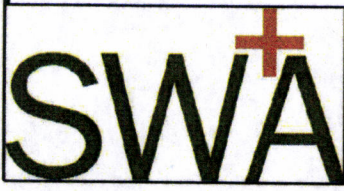
WETLAND SECTION VIEWS	SCALE N.T.S.	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13	REV 02/07/14	APPLICANT: Forestar Group
SHEET: 11 OF 13		USACE PERMIT:

LEGEND

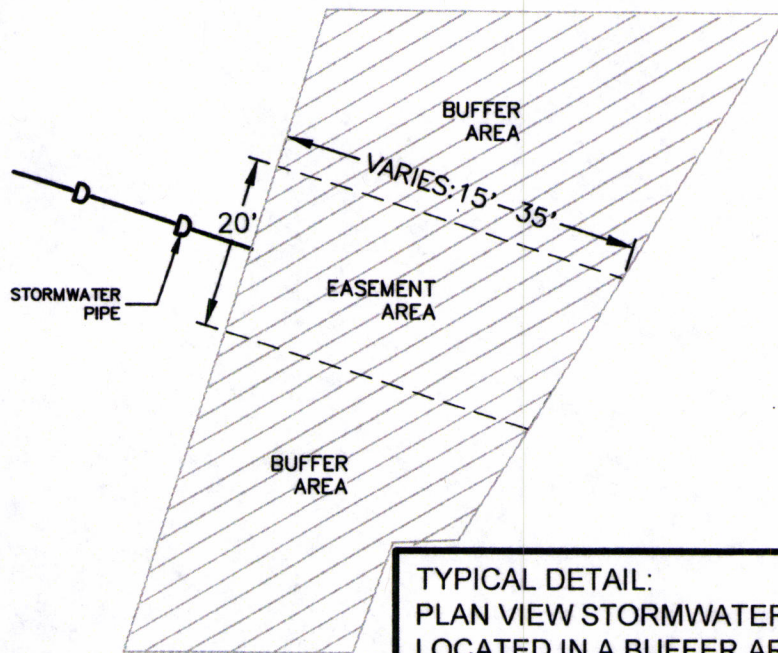
E4  STORMWATER EASEMENT
LOCATED IN A BUFFER AREA



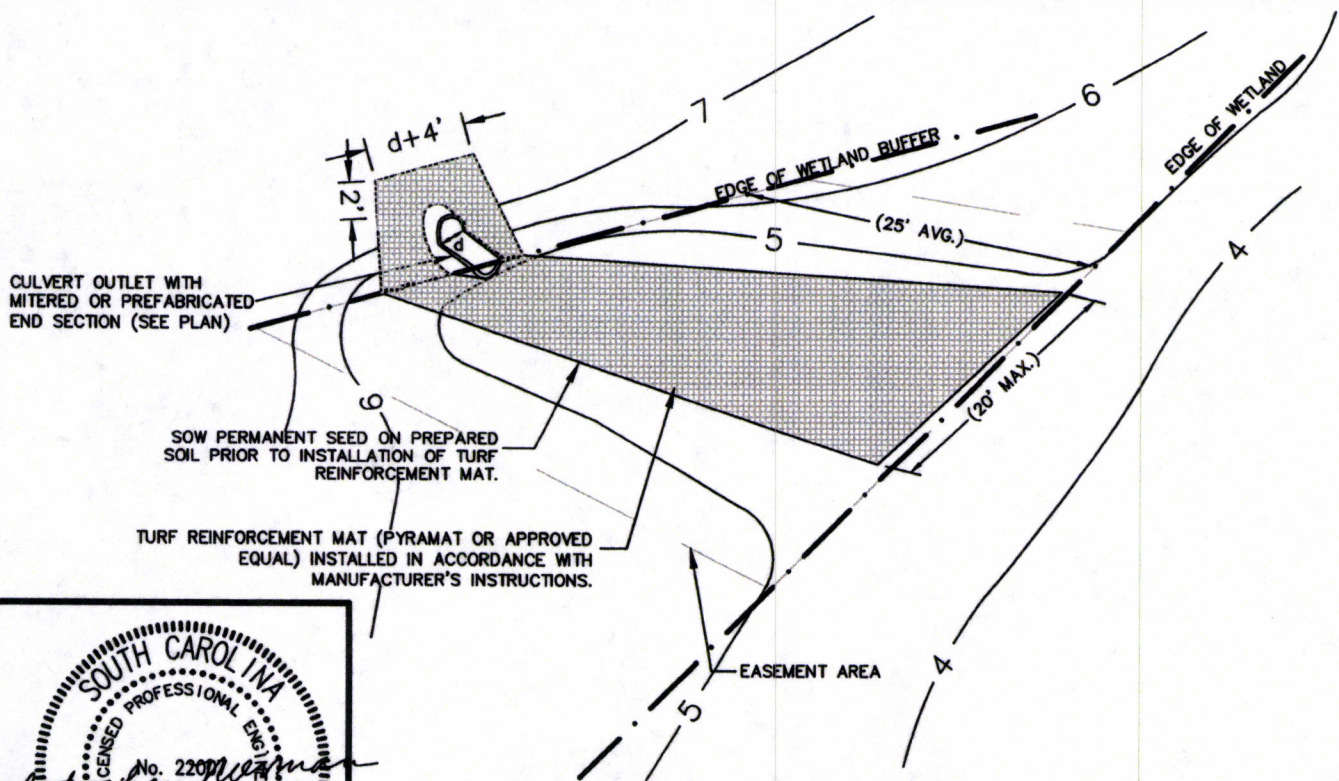
KEY PLAN FOR STORMWATER EASEMENTS IN BUFFER AREAS



KEY MAP	SCALE 1" = 400'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14	SHEET: 12 OF 13	APPLICANT: Forestar Group
		USACE PERMIT:



TYPICAL DETAIL: (NOT TO SCALE)
 PLAN VIEW STORMWATER EASEMENT
 LOCATED IN A BUFFER AREA



TYPICAL DETAIL: (NOT TO SCALE)
 STORMWATER PIPE END TREATMENT
 (LOCATED IN AN EASEMENT IN A BUFFER AREA)



STORMWATER EASEMENTS IN BUFFER AREAS	SCALE 1" = 100'	PROPOSED ACTIVITY: Road Construction
PROJECT NAME Stratton Place		COUNTY: Charleston
DATE: 06/26/13 REV 02/07/14	SHEET: 13 OF 13	APPLICANT: Forestar Group
		USACE PERMIT:

**Mitigation Plan
For
Saltwater Creation at Stratton Place**

July 2013
Revised February 2014

1.0 Background

The applicant and owner of the subject property, Forestar Group, (Forestar) has applied to the USACE and SCDHEC for the appropriate permits and certifications to construct improvements to an existing access road and construct a new interior road to serve Stratton Place located in Mt. Pleasant, South Carolina. Stratton Place consists of the existing Stratton Place Drive, which crosses both freshwater and saltwater wetlands, as well as approximately 82 acres also interspersed with freshwater and saltwater wetlands.

It is necessary to impact both freshwater (0.097) and saltwater (0.322) wetlands to construct improvements to the existing Stratton Place Drive for improved safety, efficiency and to meet standards required to convey the road to the Town of Mt. Pleasant. An additional 0.079 acres of impact to freshwater wetlands is necessary to construct an interior road to serve the site. Mitigation credits will be purchased from the Pigeon Pond Mitigation Bank to compensate for impacts to freshwater wetlands.

In order to compensate for the loss of 0.322 acres of tidal saltwater wetlands, Forestar has proposed to create 0.649 acres of saltwater wetlands. The acreage of creation was determined in accordance with the mitigation criteria set forth in *Section R30-4.G* of SCDHEC-OCRM's Critical Area Permitting Regulations. Pursuant to these criteria, Forestar must develop a mitigation plan that will successfully create saltwater wetlands at a 2:1 ratio of mitigation acres to impact acres. This plan includes the proposed creation activities, methods of implementation, monitoring and success criteria anticipated to meet the compensatory mitigation requirements for the proposed saltwater impacts associated with the proposed improvements to Stratton Place Drive.

2.0 Restoration Activities

The vegetation within the proposed creation area is currently dominated by a dense scrub layer of wax myrtle (*Myrica cerifera*), juvenile loblolly pine (*Pinus taeda*), and groundsel trees (*Baccharis glomeruliflora*). The soils in the selected mitigation area are classified as Scranton loamy fine sand and Tidal marsh soft by the Natural Resource Conservation Service. Scranton loamy fine sand is characterized by sandy soils with small quantities of loam present throughout the upper horizons.

Forestar will establish an elevation at which the creation area is expected to inundate with saltwater based on elevations in the adjacent vegetated marsh. The applicant will then excavate the creation area to the established elevation for inundation.

Once the established elevation is achieved within the creation area, the restoration site will be re-vegetated using *Spartina alterniflora* and/or *Juncus roemerianus* sprigs "borrowed" from the adjacent marsh. The borrowed sprigs will be hand dug from random locations within adjacent areas so as not to borrow too much material from one location. The sprigs will then be hand-planted on three (3) foot centers throughout the creation area. Combined with volunteer species provided by the seed and rhizome sources from the adjacent marsh, it is anticipated that the planted species will successfully populate the creation area.

Upon approval of these proposed mitigation activities and corresponding issuance of the appropriate permits and certifications, Forestar will schedule the activities to begin the following spring so as to validate the timing of a six-month follow up monitoring after the growing season.

3.0 Monitoring

Following planting, two random plots will be established within the creation area. The center of each plot will be marked with PVC pipe and will serve as a basis for the evaluation of future monitoring designed to document the establishment and success of

the created site. In addition, two plots will be established within the borrow area to monitor and document re-growth.

An initial baseline monitoring will be conducted upon completion of planting the site to document planted species as well as proper inundation. This documentation will be submitted to OCRM. After six months, a second monitoring and report will be completed to determine the success of the initial plantings. Monitoring will then occur annually for three years. In each successive year, percent coverage of volunteer vegetation and survivability of individual planted species within a ten foot circular plot will be recorded in an annual report to be provided to OCRM. Annual reports will include results of monitoring, general site descriptions and conditions, photographs of the site and any recommendations by the monitor that would improve timely success of the site. If after a monitoring event in which it has been determined that the site has completely established and meets success criteria before the end of the three year period, future monitoring may be suspended following consultation between Forestar and the permitting agencies.

4.0 Success

The creation effort will be considered successful and complete when 75% of the site is vegetated with indigenous saltwater species and the site has physically integrated into the adjacent tidal marsh.

5.0 Contingency

If, at the end of the three year monitoring period, success criteria have not been met, the permittee will consult with the appropriate permitting agencies to determine what specific remedial actions should be taken. Remedial action may include replanting and/or re-grading and continued monitoring.